



Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633
Email: commercial@burstoncook.co.uk
Website: www.burstoncook.co.uk

RETAIL UNIT TO LET

UNIT 3, BRIMSHAM PARK NEIGHBOURHOOD SHOPPING CENTRE, YATE, BS37 7PJ



- **RETAIL UNIT TO LET**
- **WITHIN A BUSY AND ESTABLISHED NEIGHBOURHOOD RETAIL CENTRE**
- **NEW LEASE FOR A TERM TO BE AGREED**
- **QUOTING RENT ONLY £24,300 PAX**
- **GROSS INTERNAL AREA 111.5 SQ M (1,200 SQ FT)**
- **EXISTING RETAILERS INCLUDE VETERINARY PRACTICE, CHINESE RESTAURANT/TAKEAWAY, HAIR SALON AND TESCO**

SUBJECT TO CONTRACT

LOCATION

Yate is a popular and expanding town, located approximately 10 miles north east of Bristol and 5 miles from junction 18 of the M4 motorway.

Yate has a residential population of approximately 25,000 and adjoins Chipping Sodbury, which has an estimated population of around 10,000.

Brimsham Park Neighbourhood Centre serves a densely populated residential area, being part of a relatively newly built retail development with current occupiers including a popular public house/restaurant, nursing home, Tesco Express, Chinese takeaway, hair salon and veterinary clinic.

DESCRIPTION

The property comprises a mid terrace self-contained retail unit with WC facility to the rear.

There is plentiful on site car parking for customers.

ACCOMMODATION

We calculate the approximate gross internal floor areas to be:-

Gross Frontage	7.5 m	
Net Internal Width	7.3 m	
Shop Depth	13.9 m	
Ground Floor Sales	111.5 sq m	(1,200 sq ft)

TENURE

The premises are offered by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENTAL

Quoting rent only £24,300 pax.

VAT

All rentals and prices quoted are exclusive of VAT, if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATES

Rating = C (64).

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook
FAO: Tom Coyte MRICS or Holly Boulton BA Hons
Tel: 0117 934 9977
Email: tom@burstoncook.co.uk / holly@burstoncook.co.uk

SUBJECT TO CONTRACT

OCTOBER 2019

Control of Asbestos at Work Regulations 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.